

Ordinance No. \_\_\_\_\_

ORDINANCE:

To grant Zoning Map  
Amendment Application  
MAP2013-00112, Mayor and  
Council of Rockville,  
Applicant

WHEREAS, the Mayor and Council of Rockville, Maryland, 111 Maryland Avenue, Rockville, Maryland, filed application MAP2013-00112, requesting that the property located at 628 Great Falls Road, Rockville, Maryland, and further identified as Tax Map GR22, Parcel P986, in the subdivision known as “Exchange and New Exchange,” containing 11,991 square feet of land, more or less, be placed in the Historic District; and

WHEREAS, the subject property was evaluated for historic, architectural and cultural significance to the City of Rockville, and the Historic District Commission found that the property met the criteria for local historic designation and recommended its placement in the Historic District; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council of Rockville in the Council Chambers in Rockville on the 30<sup>th</sup> day of September 2013, at 7:00 p.m., or as soon thereafter as it may be heard, at which parties in interest and citizens would have an opportunity to be heard, which notice was published in accordance with the requirements of Land Use Article of the Annotated Code of Maryland; and

WHEREAS, on the 30<sup>th</sup> day of September 2013, the said application came on for hearing at the time and place provided for in said advertisement; and

WHEREAS, after consideration of the record on this application, the Mayor and Council has determined that the property located at 628 Great Falls Road, Rockville, Maryland, and

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further identified as Tax Map GR22, Parcel P986, in the subdivision known as “Exchange and New Exchange,” containing 11,991 square feet of land, more or less, is historically significant to the City and the County; and

WHEREAS, the Mayor and Council further finds and determines that it is appropriate to place the property located at 628 Great Falls Road, Rockville, Maryland, and further identified as Tax Map GR22, Parcel P986, in the subdivision known as “Exchange and New Exchange”, containing 11,991 square feet of land, more or less, in the Historic District, based on the following findings:

- a. That the structure exemplifies the transition and development of suburban residential property at the end of the late 19th and early 20th century and embodies the distinctive characteristics and is a good example of a Front-Gable and Wing vernacular house type, a vernacular style illustrated in the City’s 2011 Historic Buildings Catalog. The property includes a 1925 two-and-one-half story Gable-Front-and-Wing single-family dwelling that faces Great Falls Road, a historic road between Rockville and the commercial activity at Great Falls on the C&O Canal. The front projecting gable creates the space for the front porch, which is approached by concrete steps with flanking brick piers. The porch roof is supported with a brick column and the porch is enclosed with an open brickwork railing. The three-bay house has a pebble-dash stucco finish, simple wood trim, 6/1 double-hung windows, and an asphalt shingle roof. A one-story shed roof projection at the rear includes an enclosed rear porch and a small enclosed room; both end walls include pebble-dash stucco finish. The property at 628 Great Falls Road exemplifies early 20th century

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suburban development at the edge of the town of Rockville as it then existed; and

- b. That the house represents an established visual feature of the neighborhood because it is prominently situated at the junction of two major roads and constitutes a “gateway” property into the residential neighborhood adjacent to the City’s historic center.

The property retains features associated with the seven aspects of integrity (location, design, setting, materials, workmanship, feeling and association) despite the construction of Maryland Avenue and the I-270 interchange with Falls Road and resulting road dedication. The Period of Significance for the property is 1925 – 1970, marking the period from the construction of the house to the date of Maryland Avenue construction, which impacted the rear yard of the property; and

- c. That historic designation of the house is in conformance with the master plans associated with the property, including the West End Woodley Gardens East-West Neighborhood Plan, and the Comprehensive Master Plan, in that the designation would preserve a historic resource in the City and safeguard the heritage of the City for the cultural and educational benefit of the community; and
- d. That the proposed zoning change is in conformance with the purpose of the Historic District Zone as stated in Sec. 25.14.01.a, which is in part to safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archeological or architectural history; for the cultural and educational benefit of the community; and
- e. That the land that comprises this property is associated with a historically important and influential event to the City of Rockville, being part of the African-American

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kinship community, a community of landowners established by free black men and women prior to the Civil War, that existed in this area.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, that the application of the Mayor and Council of Rockville, MAP2013-00112, requesting the reclassification of the property located at 628 Great Falls Road, Rockville, Maryland, and further identified as Tax Map GR22, Parcel P986, in the subdivision known as "Exchange and New Exchange", containing 11,991 square feet of land, more or less, and the same is hereby, granted, and the subject property is hereby included in and made a part of the Historic District.

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I hereby certify that the foregoing is a true and correct copy  
of an Ordinance adopted by the Mayor and Council at its  
meeting of

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Douglass A. Barber, City Clerk